

364 PETITION FOR SPECIAL HEARING TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 506.1 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve _____
To amend site plan filed in Case #84-300-A (Item #136)

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
(Type or Print Name)
Signature
Address
City and State
Attorney for Petitioner:
(Type or Print Name)
Signature
Address
City and State
Attorney's Telephone No.:

Legal Owner(s):
Michael J. Aiello
(Type or Print Name)
Signature
(Type or Print Name)
Signature
10519 York Road
Address
Cockeysville, MD 21030
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Mr. James W. McKee
McKee & Associates, Inc.
Name
1717 York Road
Lutherville, MD 21093
Address
252-5820
Phone No.

ORDERED By The Zoning Commission of Baltimore County, this 2nd day of October, 1984, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing in Towson, Baltimore County, on the 3th day of November, 1984, at 10:45 o'clock AM.

Zoning Commissioner of Baltimore County.

CCO-No. 1

(over)

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To: Mr. old Jablon
Zoning Commissioner
Date: October 16, 1984
From: Norman E. Gerber, Director
Office of Planning and Zoning
Michael J. Aiello
Subject: Mr. 85-117-SH

In view of the problems set forth in the comments of the Division of Current Planning and Development's representative to the Zoning Plans Advisory Committee, this office is opposed to the granting of the subject petition.

Norman E. Gerber, Director
Office of Planning and Zoning

NEG/JGB/sf

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 30, 1984

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Mr. Michael J. Aiello
10519 York Road
Cockeysville, Maryland 21030

MEMBERS

Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Dear Mr. Aiello:
The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

In view of your proposal to amend the site plan in Case #84-300-A, the special hearing is required.

It is my understanding that the revised site plan addresses all of the enclosed comments, and because of this a hearing was scheduled. However, since I do not have revised comments from the Department of Traffic Engineering and the Office of Current Planning, I suggest that you contact Mr. Mike Flanagan (494-3554) and Mr. Susan Carrell (494-3335), respectively and present the results of these discussions at the time of the hearing.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

ENCLOSURE

cc: McKee & Assoc., Inc.

1717 York Road
Lutherville, Maryland 21093



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

July 23, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #368 (1983-1984)
Property Owner: Michael J. Aiello
E/S York Rd. 200' N. from centerline Warren Rd.
Acres: 1.07
District: 8th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

No public facilities are involved; however, a 50-foot flood plain or a 100-year flood plain (whichever is the greater) is required along the existing stream running adjacent to the north boundary of the site.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Very truly yours,

CLAYTON S. BENSON, P.E., ASSESSOR
Bureau of Public Services

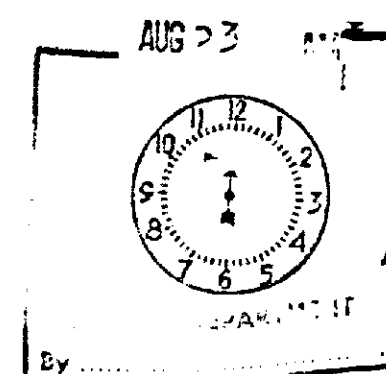
GSB:AM:RPS



Maryland Department of Transportation

State Highway Administration

William K. Hellmann
Secretary
Hal Kassoff
Administrator



August 20, 1984

McKee & Assoc., Inc.
1717 York Road
Lutherville, Md. 21093

Re: ZAC Item #368
Cher-Chris Site
E/S York Rd., Route 45
200'± North of Warren Rd.

Att: Mr. James W. McKee

Dear Mr. McKee:

On review of your letter and submittal of August 7, 1984 requesting a 20' shift in the location to the proposed entrance on York Road to the south, the State Highway Administration finds the revised location generally acceptable.

All work within the State Highway Administration Right of Way must be through permit with the posting of a bond or letter of credit to guarantee construction.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:inaw

cc: Mr. A. Jablon (w-attachment)

My telephone number is (301) 659-1350

Teletypewriter for Impaired Hearing or Speech
303-7555 Baltimore Metro - 565-3451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

MCKEE & ASSOCIATES, INC.

Engineering - Surveying - Real Estate Development

1717 YORK RD.

LUTHERVILLE, MARYLAND 21093

Telephone: (301) 252-5820

August 7, 1984

Mr. George Wittman
P.O. Box 717
Baltimore, MD 21203

Re: CHER CHRIS COMMERCIAL SITE
83-12

Dear George:

Please find enclosed herewith a sketch of the revised entrance location for the above referenced site. We have been required by the Planning Office to move the proposed Jiffy Lube building approximately 20 feet to the south. We would accordingly like to move our entrance approximately 20 feet to the south so that we can maintain a reasonable on-site traffic pattern. I do not think this revised location should create any problems, however, I would appreciate your review and comment as soon as possible.

Thank you for your cooperation.

Very truly yours,

MCKEE & ASSOCIATES, INC.

James W. McKee, L.S., President

JW:msd

RECEIVED

AUG 9 1984

BUR. OF ENGR.
ACCESS PERMITS

/m/

**BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3510**

**TED ZALEWSKI, JR.
DIRECTOR**
Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon: Revised
Comments on Item # 368/
Zoning Advisory Committee Meeting are as follows:

Property Owner: Michael J. Aiello
Location: E/S York Road
Receiving Zoning: D.R. 3.5
Proposed Zoning: Amendment to site plan file in Case 84-300-A

Acres: 1.07
District: 8th.

The items checked below are applicable:

- All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-82 State of Maryland Code for the Building and Code and other applicable Code.
 - A building/other miscellaneous permit shall be required before beginning construction.
 - Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.
 - Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
 - An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot line. A fire wall is required if construction is on the lot line, see Table 101, Item 2, Section 1107 and Table 1102, also Section 503.2.
 - Requested variance appears to conflict with the Baltimore County Building Code, Section/s
 - A change of company shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
 - Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 101.
 - Comments - Should it be necessary to have exiting from the south side of the office building it would be necessary to have a minimum of 40' between the structure and the property line. 2 Story Building shall be classified as mixed uses and have fire separations horizontally and vertically as per Section 312.0, Precision Turn - "B" Use Group, the 1st floor retail shall be "B" Mercantile Use Group and the second floor shall be "B" Business Use Group.
- NOTE:** These comments refer only to the information provided by the drawings submitted to the office. Planning and Zoning are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,
Charles E. Burnham, Chief
Plans Review

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
E/S of York Rd., 200' N of : OF BALTIMORE COUNTY
Warren Rd. (10515-10519 York :
Rd.), 8th District
MICHAEL J. AIELLO, Petitioner Case No. 85-117-SPH
: : : : :
ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-entitled matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 16th day of October, 1984, a copy of the foregoing Entry of Appearance was mailed to Mr. Michael J. Aiello, 10519 York Rd., Cockeysville, MD 21030, Petitioner; and Mr. James W. McKee, McKee & Associates, Inc., 1717 York Rd., Lutherville, MD 21093, who requested notification.

Peter Max Zimmerman
Peter Max Zimmerman

October 4, 1984

Mr. Michael J. Aiello
10519 York Road
Cockeysville, Maryland 21030

NOTICE OF HEARING
RE: Petition for Special Hearing
E/S York Rd., 200' N of Warren Road
Michael J. Aiello - Petitioner
Case No. 85-117-SPH

TIME: 10:45 A.M.

DATE: Monday, November 5, 1984

BALTIMORE COUNTY, MARYLAND No. 131975 111 West Chesapeake
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE: 6/24/81 ACCOUNT: R-01-615-000
AMOUNT: 111.20
RELEASED FROM: [Signature]
FOR: [Signature]
G 152*****1000010 8274A
VALIDATION OR SIGNATURE OF CASHIER
AJ1000
cc: Mr. James W. McKee
McKee and Associates, Inc.
1717 York Road
Lutherville, MD 21093

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 8th Date of Posting: 10/19/84
Posted for: Special Hearing, Petition for Special Hearing filed in Case No. 85-117-SPH
Petitioner: Michael J. Aiello
Location of property: E/S York Rd. - 200' N of Warren Rd. - 21030
10515-10519 York Rd.
Location of Sign: E/S York Rd. - 100' N of York Rd. -
N/S of Baltimore Ave. - 70' N of York Rd.
Remarks: [Signature]
Posted by: [Signature] Date of return: 10/24/84
Number of Signs: 1

CERTIFICATE OF PUBLICATION

PETITION FOR SPECIAL HEARING
85-117-SPH
Towson, Md. 12/5 1984
THIS IS TO CERTIFY that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper distributed in Towson, Baltimore County, Md. once a week for 1 consecutive weeks, the first publication appearing on the 1st day of 1984.
Cost of Advertisement: \$24.91

**BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353**

**ARNOLD JABLON
ZONING COMMISSIONER**

October 29, 1984

Mr. Michael J. Aiello
10519 York Road
Cockeysville, Maryland 21030

RE: Petition for Special Hearing
E/S York Road, 200' N of Warren Road
Michael J. Aiello - Petitioner
Case No. 85-117-SPH

Dear Mr. Aiello:

This is to advise you that \$49.91 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

BALTIMORE COUNTY, MARYLAND No. 135837
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE: Nov 5, 1984 ACCOUNT: R-01-615-000
AMOUNT: \$49.91
RECEIVED BY: [Signature]
FOR: Advertising & Posting of Cases 85-117-SPH
(Michael J. Aiello-Petitioner)
G 052*****499110 4054F
VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD., October 18, 1984
THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on October 18, 1984.

THE JEFFERSONIAN,

131 Vintner
Publisher

Cost of Advertising 20.00

PETITION FOR SPECIAL HEARING
8th Election District

LOCATION: East side of York Road, 200 feet North of Warren Road
(10515-10519 York Road)

DATE AND TIME: Monday, November 5, 1984 at 10:45 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should amend the site plan filed in Case No. 84-300-A.

Being the property of Michael J. Aiello as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

MCKEE & ASSOCIATES, INC.
Engineering - Surveying - Real Estate Development

1717 YORK RD. LUTHERVILLE, MARYLAND 21093
Telephone: (301) 252-5820

November 23, 1983

DESCRIPTION TO ACCOMPANY PETITION FOR ZONING VARIANCE
10515-10519 YORK ROAD
BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point on the East side of York Road said point being approximately 200 feet North of the intersection of York and Warren Roads, and running thence North 10° 45' 11" West 224.45 feet; thence South 89° 35' 20" East 56.45 feet; thence South 84° 09' 00" East 30.30 feet; thence South 72° 22' 00" East 120.60 feet; thence South 00° 26' 33" East 72.59 feet; thence South 12° 23' 52" West 111.00 feet; thence North 83° 16' 08" West 166.00 feet to the place of beginning.

Saving and excepting that portion of property zoned DR 3.5.



IN RE: PETITION SPECIAL HEARING
E/S of York Road, 200' W of
Warren Road - 5th Election
District
Michael J. Aiello,
Petitioner

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 85-117-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein seeks to amend the site plan filed and approved in Case No. 84-300-A, as more particularly described on Petitioner's Exhibit 1.

The Petitioner appeared and testified. Testifying for the Petitioner was James McKee, a registered engineer. There were no Protestants.

Testimony indicated that variances were granted in Case No. 84-300-A to allow the construction of a two-story office building on the subject property, zoned B.R. and D.R.3.5. That decision was appealed to the County Board of Appeals by People's Counsel where it has been stayed pending a discussion of and possible solution to the concerns raised by People's Counsel.

As a result, the Petitioner has presented an amended site plan which removes the parking area from the flood plain existing on the property and now satisfies the concerns raised by the Office of Planning. Additionally, the Petitioner proposes to construct two service garages on the site in addition to the already proposed two-story office building. The service garages are permitted as a matter of right in the B.R. Zone and are more particularly shown on Petitioner's Exhibit 1.

The Office of Planning indicated that it has no objection to the amended site plan.

The Petitioner seeks to amend the site plan filed and approved in Case No. 84-300-A pursuant to the authority vested in the Zoning Commissioner by Sections 500.7 and 500.9, Baltimore County Zoning Regulations (BCZR).

After due consideration of the evidence and testimony presented, it is determined that the amendment requested would not adversely affect the health, safety, and general welfare of the community.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the request to amend should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 1st day of November, 1984, that the Petition for Special Hearing to amend the site plan filed and approved in Case No. 84-300-A as aforescribed be and is hereby GRANTED from and after the date of this Order.

[Signature]
Zoning Commissioner of
Baltimore County

AJ/srl

cc: Mr. Michael J. Aiello

People's Counsel

ORDER RECEIVED FOR FILING

DATE *November 8, 1984*
BY *[Signature]*
ADMINISTRATIVE SERVICES

- 2 -

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211
NORMAN E. GERBER
DIRECTOR

November 1, 1984

Mr. James W. McKee
McKee & Associates, Inc.
1717 York Road
Lutherville, Maryland 21093

Re: Cher Chris Property
10319 York Road
Team #F-358
W-84-130

Dear Mr. McKee:

Your Waiver Application for the above property has been reviewed by this office in conjunction with the Health Department and the Department of Public Works Storm Drain Design and Approval Section. Based on review of your revised floodplain study and field inspection, we have determined that the development is not within the floodplain boundary. Therefore a waiver is not necessary.

Attached please find copies of related correspondence and a copy of a revised site plan, which is acceptable to the above Departments, the Department of Traffic Engineering, and this office.

If you have any questions, please contact me.

Sincerely yours,

E. Bober
Eugene A. Bober
Chief, Current Planning & Development

cc: Arnold Jablon
James A. Markle
Thomas L. Vidmar
Stephanie Taylor
James G. Hoswell
Susan Carrell

BALTIMORE COUNTY, MARYLAND SC - FYI #FIE

INTER-OFFICE CORRESPONDENCE

TO: Mr. Eugene A. Bober, Chief
Current Planning and Development
Date: October 23, 1984

FROM: Stephanie Taylor

SUBJECT: 10319 YORK ROAD - CHER CHRIS PROPERTY

The Alluvial land (Av) on the Cher Chris property has been disturbed by prior grading and development and is therefore, not subject to the Wetlands Guidelines. The applicant has submitted revised floodplain computations to the Department of Public Works. The proposed development for the site is located outside the revised floodplain boundary. The Health Department has no objections to the proposed development.

Stephanie A. Taylor
Stephanie A. Taylor
Water Quality Management

SAT:prms

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Eugene Bober
TO: Attn: Susan Carrell Date: October 16, 1984

FROM: Thomas L. Vidmar

SUBJECT: Cher-Chris Court
Floodplain Study

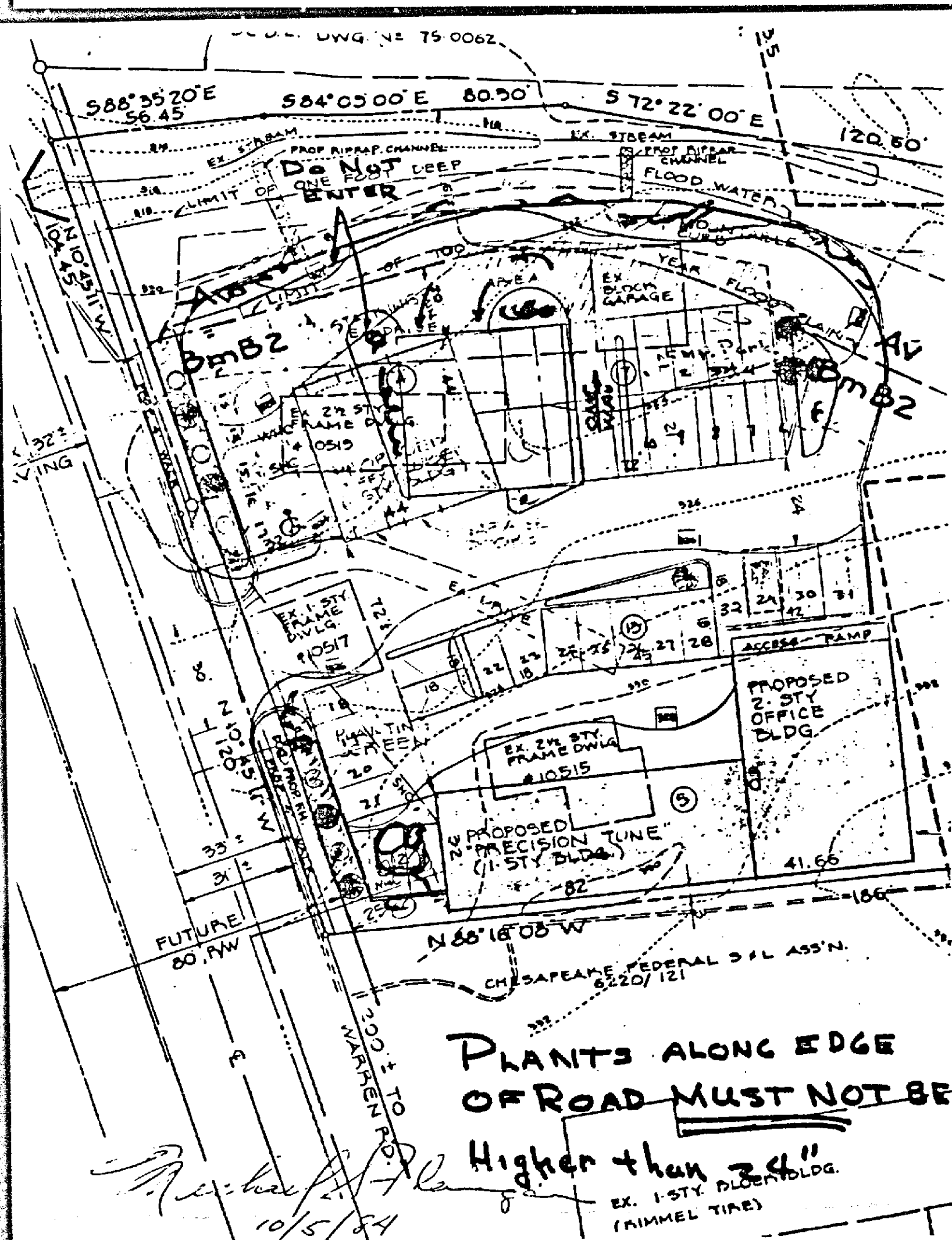
I have reviewed the floodplain study for this site submitted on October 9, and I find it to be in order. The water surface elevations are within 0.04' for all sections, which we find acceptable.

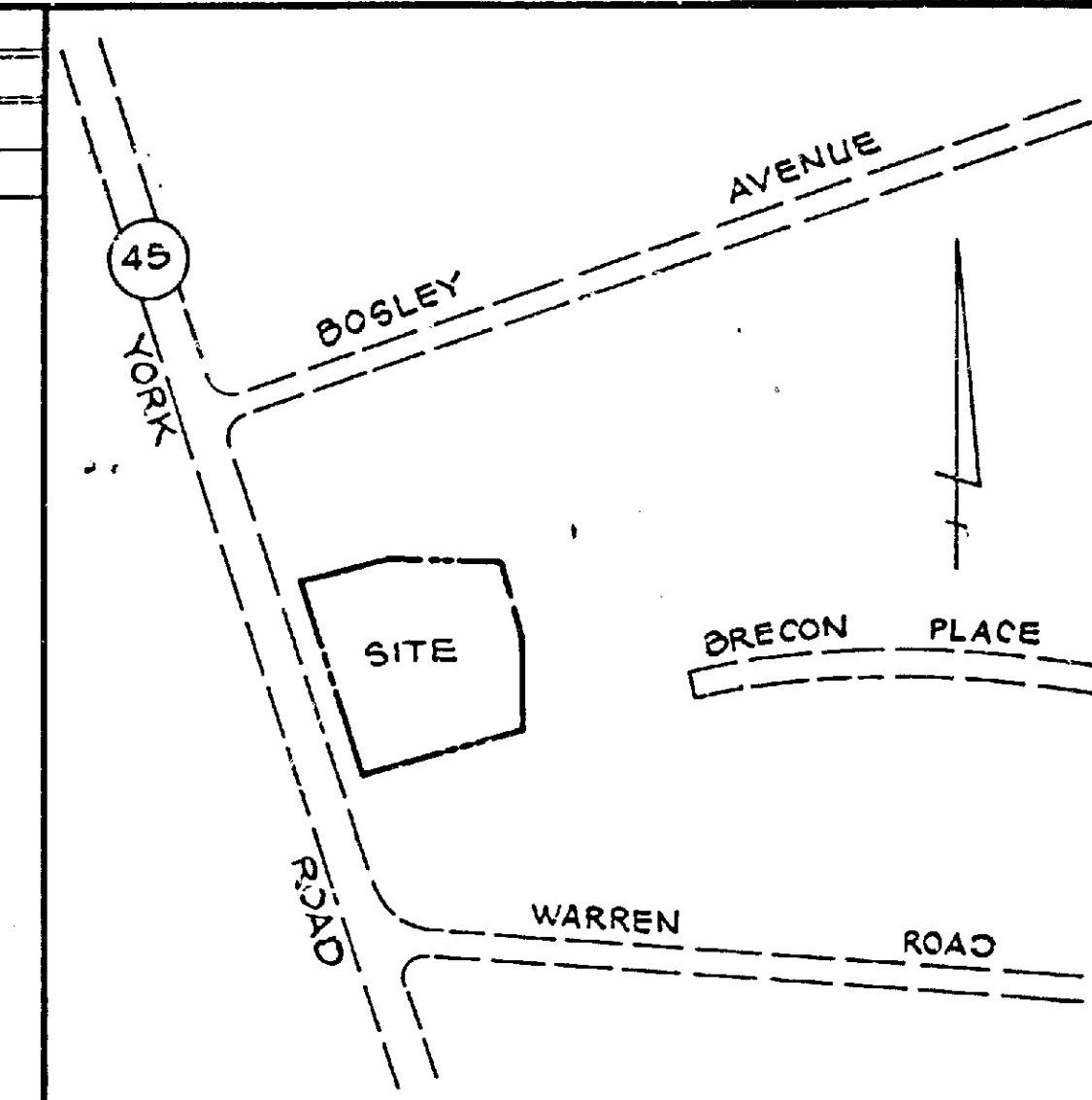
Attached for your files are copies of the existing and proposed site plan and cross-sections with the floodplain delineated.

Thomas L. Vidmar
THOMAS L. VIDMAR, P.E.
Storm Drain Design & Approval Section

TLV:lh

Attachments





W 7400 | N 65,050

YORRY

ROAD

(ZONED W-L-111N)

MD. STATE RTE. # 4

SEE LONG NE 60 70

BALTIMORE GAS & ELECTRIC COMPANY
3303/298

"COCKEYSVILLE
SERVICE CENTER"

McKEE & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
717 YORK ROAD • LUTHERVILLE, MARYLAND 21093

STORM WATER MGMT NOTE:
POROUS PAVING WITH AN 8" AGGREGATE SUB BASE IS PROPOSED FOR ALL PAVED SURFACES. THIS WILL BE CREATE EXISTING 2 YEAR RUNOFF. LONGER RUN OFF SUBBASE SLOPS IS TO BE FLATTENED TO 1% SLOPE TO INSURE INFILTRATION OF FIRST INCH OF RAINFALL.

JAMES W. MCKEE
(MD. REG. NO 9012)

SEP 6 1984
DATE
252-5870

APPLICANT
MICHAEL J. NIELLO
% CHER-CHRIS CONSTR. CO
410519 YORK RD.
COCKEYSVILLE, MD. 21030
Eoe 2242

**PETITIONER'S
EXHIBIT**

CR-1 PLAN AND
AMENDED SITE PLAN
CHER- CHRIS COURT

8TH ELECTION DISTRICT
SCALE: 1" = 30'

DALTO. CO., MD.
JUNE 12, 1984
SEPT. 16, 1984
OCT. 24, 1984

NOTES

1. ELECTION DISTRICT - 3
2. COUNCILMANIC DISTRICT - 3
3. CENSUS TRACT - 4089
4. WATERSHED - 11
5. SUBSEWERSHED - 34
6. GROSS SITE AREA - 1.07 AC. ± NET - 1.03 AC. ±
7. EXISTING ZONING - BR. # DR. 3.5 APPROVED VARIANCE - CASE # 84300-A
ITEM # 136, ALLOWING A REAR YARD SETBACK OF 3' IN LIEU OF REQ'D. 30'
AND A SIDE YARD SETBACK OF 25' IN LIEU OF REQ'D. 30'.
8. PROPOSED DENSITY - N/A
9. OPEN SPACE REQUIRED - N/A
10. OPEN SPACE PROVIDED - N/A
11. NO EXISTING AND PROPOSED WELL AND SEPTIC AREAS.
12. THERE ARE NO KNOWN WETLANDS, ARCHAEOLOGICAL SITES, ENDANGERED
SPECIES HABITATS, OR HAZARDOUS MATERIALS ON THIS SITE.
13. EXISTING BUILDINGS ON SITE TO BE RAZED
14. ESTIMATED AVERAGE DAILY TRIPS - 125
15. DEED REFERENCES: 5923/602 AND 6469/442
16. PROPERTY NUMBERS: 08-1909-6730 AND 08-2300-0075
17. REQ'D. PARKING - OFFICE BLDG.
1ST FLOOR 2500 SF / 200 13 SPACES
2ND FLOOR 2500 SF / 500 5
"JIFFY LUBE"
1936 SF / 200 10
"PRECISION TUNE" 2526 SF / 200 13
TOTAL 41 SPACES
18. PARKING PROVIDED - (INCL. 3 HANDICAP SPACES) 47 SPACES
19. ALL PARKING SPACES ARE A MINIMUM 9' x 18'.
20. EXISTING USE: BUSINESS AND RESIDENTIAL.
21. PROPOSED BUILDING USES: OFFICE BLDG.: 1ST FLOOR RETAIL
2ND FLOOR OFFICES
"JIFFY LUBE": AUTOMOTIVE SERVICE
"PRECISION TUNE": AUTOMOTIVE SERVICE
22. PROPOSED BUILDING SIZES: OFFICE BLDG.: 2500 SF (2-STORY)
"JIFFY LUBE": 1936 SF
"PRECISION TUNE": 2526 SF
23. SHA. ACCESS PERMIT IS BEING APPLIED FOR.
24. ALLUVIAL SOIL HAS BEEN DISTURBED BY PRIOR DEVELOPMENT.
25. STORM WATER MANAGEMENT - SEE NOTE.
26. TYPE OF PLANTING ALONG ROAD FRONTAGE TO BE DETERMINED IN
ACCORDANCE WITH PLANNING & TRAFFIC REQUIREMENTS.
27. FLOOR AREA RATIO PERMITTED: 2.0 MAX. PROP. 9464 SF / 46609 SF = 0.20
RESTRICTIONS TO VARIANCE
1. APPROVAL OF THE PROPOSED PROJECT BY THE COUNTY REVIEW GROUP (CRG). THE
VARIANCES GRANTED ARE SUBJECT TO CRG APPROVING
THE LOCATION OF THE REQUIRED PARKING CONFIGURATION. IF VARIANCES
AND/OR USE PERMITS ARE NEEDED FOR PARKING, THE VARIANCES GRANTED
SHALL BE REVIEWED IN CONJUNCTION WITH ANY NEW REQUEST(S) FOR RELIEF.
2. A DETAILED LANDSCAPING PLAN SHALL BE SUBMITTED TO AND APPROVED BY
THE CURRENT PLANNING AND DEVELOPMENT DIVISION, OFFICE OF PLANNING & ZONING.
3. NO BUILDING PERMIT SHALL BE ISSUED UNTIL THE ABOVE CONDITIONS
ARE SATISFIED.

RESTRICTIONS TO VARIANCE